

traditional mix of land uses planned for the Arts Quarter may require some innovative techniques for addressing interface issues among the diversity of planned uses. It will take continued community interest and political will for Martha Gardens to become the family, arts and pedestrian oriented community envisioned in this Plan.

Street and public infrastructure projects will be financed and implemented through a combination of public and private funding mechanisms. In general those will be private development projects, City General Funds and SNI funds. Street improvements, particularly for minor streets, are most commonly funded through private projects which are required to pay for those public streets and other public infrastructure improvements for which they are generating the need. Private developers may also in some cases be interested in funding improvements that add obvious and substantial appeal to their projects.

### **Urban Reserve**

The Urban Reserve designation identifies areas which may be appropriate for urban development and inclusion in the Urban Service Area in the future when circumstances are appropriate. The Urban Reserve designation enables the City to plan and phase growth based on the need and ability to provide the necessary facilities and services to support additional residential growth. Given the fiscal and other constraints associated with development at the urban fringe, development of the Urban Reserve lands should be a low priority.

The Urban Reserve designation is tailored for each area to which it is applied recognizing the different physical, locational and service limits associated with each area. These limits will affect the timing of future development and will influence the character of development in the Urban Reserves. The

preparation of a specific plan, as well as any necessary General Plan amendments, will precede any development. The specific plan will delineate the land uses in detail, the infrastructure needs for such uses, the financial mechanisms to be used for infrastructure and service needs, the phasing or timing criteria to be used to govern development, and any special policy statements which are appropriate.

### **South Almaden Valley Urban Reserve (SAVUR)**

The South Almaden Valley Urban Reserve is located between the Santa Cruz Mountains and the Santa Teresa Hills and southeast of Mockingbird Hill/McKean/Harry Roads which generally form the northwest boundary of the Urban Reserve area. The SAVUR extends southeast toward the community of New Almaden and the Calero Reservoir. The rural character of the Valley is typified by grazing and pasture lands, horses and equestrian facilities, and small farms and orchards.

The intent of the South Almaden Valley Urban Reserve (SAVUR) is to ultimately create a planned residential community with supporting commercial services and public facilities. However, the SAVUR is a long-term area for future development when the City determines that there is a demonstrated need for new housing and that such housing can be adequately provided with urban services without adversely affecting services to existing neighborhoods. Given these considerations, planning for development in the SAVUR is a low priority in the short term and is not anticipated to occur in the near future.

The ultimate number of dwelling units to be accommodated in the South Almaden Valley Urban Reserve will be determined by the specific plan process but shall in no case exceed 2,000 dwelling units. The boundary

## V. LAND USE/TRANSPORTATION DIAGRAM

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of this Urban Reserve (established in 1984 and including 1050 acres), may be expanded to include areas appropriate for future urban development as part of the specific plan process. The 2,000 dwelling unit limit, however, may not be increased in this process.

Further, to maintain stable and consistent land use, prior to the preparation of a specific plan for the SAVUR, the City should investigate methods to preserve open space in the SAVUR including cooperative efforts with the Santa Clara County Open Space Authority and the County. As part of this process, the City should establish an Open Space and Housing Scenario Committee to review and consider alternative levels of development within the 2000 unit cap, the implications for open space preservation under these alternatives, and other pertinent issues.

### **Prerequisite Conditions**

The City Council may initiate the preparation of a specific plan for the SAVUR, upon the request of area property owners and with their commitment to pay the full cost of preparing a specific plan, if the following two prerequisite conditions have been satisfied:

1. Five thousand (5,000) new jobs are added, as evidenced by the issuance of building permits sufficient to accommodate such growth, to the 2,000 existing jobs (1990) in the North Coyote Valley Campus Industrial Area as part of a continuing demonstrated interest in North Coyote Valley as a location for industrial development.
2. The City's fiscal condition is stable, predictable and adequate in the long term. This determination should be based on:

- A five year economic forecast for the City which projects a balanced budget or budget surplus for each of the forecast years.
- City services must be at least at the same level as they were in 1993, throughout the City. At least the following quantifiable services should be considered in this assessment: police response time, police personnel per capita, fire response time, fire personnel per capita, library books per capita, library floor space per capita, hours open at Main and branch libraries, and community center floor space per capita.
- Reasonable certainty that the City's basic fiscal relationship with the state or other levels of government will not be significantly altered during the period of the five year economic forecast.

These prerequisite conditions should only be modified during a comprehensive update of the General Plan involving a community task force similar to the San José 2020 General Plan update process.

A General Plan change to Planned Residential Community and expansion of the Urban Service Area to include any part of the SAVUR should occur only after the specific plan becomes effective.

### **Interim Uses**

Until such time as the specific plan becomes effective, allowed land uses and standards are those of the Rural Residential land use designation shall apply in the SAVUR.

### **Contents of the Specific Plan**

The specific plan for the SAVUR should incorporate the following:

1. A land use plan establishing the location and relevant characteristics of each land use and locating the highest residential densities in the northern portion of the SAVUR and rural residential densities in the southern portion compatible with the existing ranchette and equestrian oriented uses in the area. The land use plan should represent a careful consideration of appropriate interfaces between urban and rural land uses and provide substantial public park lands, including creek park chains, for the entire South Almaden Valley.
2. A circulation plan, including provision for equestrian and other trails as well as the roadway network to provide suitable access to open space and rural areas.
3. Analyses of physical and environmental conditions, traffic capacity, infrastructure and service needs, financing requirements and other issues that could affect the conditions of development.
4. Fiscal analysis showing that new development will not result in the deterioration of urban services to the remainder of the City. This should include:
  - The costs of providing required services to the proposed new development.
  - An estimate of tax and other revenues likely to be generated by the proposed new development.
  - An assessment of the negative or positive impact of the proposed new development on the General Fund.
  - The identification of fiscal mitigation measures to offset any negative fiscal impacts created by the proposed new development.
5. Conditions that new development be required to provide all capital improvements necessary to serve it (on-site or off-site).
6. A statement, with supporting evidence, indicating that the development will be consistent with all General Plan level of service (LOS) goals and policies.
7. New development generally limited to areas below the 15% slope line. Minor development incursions above the 15% slope line may be allowed if they are consistent with furthering other goals and policies of the General Plan but such development shall not allow additional dwelling units beyond the 2000 dwelling unit limit.
8. An open space element which addresses the creation of a permanent and final boundary to further urban development (a "greenline") at the south edge of the valley and provides for a significant amount of permanent, public open space.
9. Timing criteria which govern the phasing of development. No development should be allowed in the SAVUR until a significant amount of new (subsequent to January 1, 1994) infill residential development has taken place.
10. Identify opportunities for affordable housing, for all ages, in suitable areas within the plan.
11. A financing plan ensuring needed infrastructure and facilities can be built at the appropriate time.

#### **Coyote Valley Urban Reserve (CVUR)**

The Coyote Valley Urban Reserve generally encompasses the area between the Coyote Greenbelt and the North Coyote Campus Industrial Area. The Urban Reserve includes the Valley floor on both sides of Monterey Highway west of Coyote Creek, northwesterly of Palm Avenue and the prolongation of Palm Avenue to Coyote